

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JUNE 24, 2014
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2014 through 1/2015	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	3	1
Chad Thilborger, Vice Chair	P	3	1
[until 11:00]			
Paul Dooley	P	4	0
Genia Ellis	P	4	0
Joan Hinton	P	3	1
Howard Nelson	A	3	1
Lakni Mohnani	P	1	0
PJ Espinal [Alternate]	A	0	4
Joshua Miron [Alternate]	A	2	2
Robert Smith [Alternate]	P	3	1

Staff Present

Richard Guiffreda, Board Attorney
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Lori Grossfeld, Clerk III
Peggy Burks, Clerk III
Shani Allman, Clerk III
Portia Goldwire, Administrative Aide
Deanna Bojman, Clerk III
Junia Robinson, Neighbor Support Coordinator [Interpreter]
Olivia Vargas, Clerk III [Interpreter]
Jeri Pryor, Code Enforcement Supervisor/Clerk
Alex Hernandez, Interim Building Official
Robert Masula, Building Inspector
George Oliva, Building Inspector
Jamie Oppertlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE13111632: Derek Scheinman, owner
CE10070539: Destin Petit, owner
CE14041558; CE13020902; CE13121165: Frederick Johnson, owner
CE13082132: Anthony Gondola, contractor; Dennis DeMartin, owner
CE13121736: Matthew Lunde, owner; Andrew Buchanan, contractor
CE11060536: George Brown Jr., pastor and tenant; Anthony Rembert, contractor
CE13020127: Louise Atallah, tenant; Cara Cameron, owner
CE11031789: Audrey Burgher, owner
CE13071954: Alfred Green, owner's husband
CE13060564: Jonathan Sela, owner's uncle
CE14010280: Gary Ansley, contractor
CE14010441: Jean-Luc Veraguas, owner
CE08070448: Claire Clark, representative Goran Dragoslavac, owner
CE13110120: Sharon Kaplan, attorney; Lea Lily Attas, owner
CE13020389: John Malec, owner
CE13121100: Tal Hen, owner
CE13090035: James Hurchalla, attorney
CE12030489: Dennis Roth, attorney
CE13120283: Douglas Wilson, power of attorney
CE14041075: Jimmy Baker, owner; David Timmons, owner's uncle
CE13111458: Alexandre DeOliveira, owner
CE10122009: Steven Meister, manager; Stephen Brasgalla, architect
CE13121054: Jack Koning, owner; Wayne Brinton Black, neighbor
CE14030974: Tyler Tuchow, owner
CE13050663: Paulo Krausche, owner
CE12080842: Paul Rubenstein, owner
CE10070711: Jacqueline Vega, owner's daughter; Gloria Martinez, owner; Manuel DeHuelbes Jr., owner's son-in-law
CE11121644: Edwin Stacker, attorney
CE13091496: Anthony Soroka, attorney
CE13040766: Eric Hoyt, owner
CE14051828: Alan Schlesinger, owner
CE13121503: Jesus Rodriguez, contractor

[The meeting was called to order at 9:00 a.m.]

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied.

Dennis Roth, attorney, reported Mr. Hatcher had died in May and Mr. Roth was handling the estate. He said they planned over the next few months to collect estimates to have the work done, and in the meantime the tenants may need to be evicted. The estate would also need to go through probate. Mr. Roth requested a 90-day extension.

Robert Masula, Building Inspector, described the violations that had been complied and those that were still open. He stated there had been no recent permit activity to comply the existing violations and he did not support any additional extension.

Mr. Roth informed Mr. Thilborger that there were two or three tenants in the property they would seek to evict them in the next few weeks. He stated there were no funds in the estate to pay for property maintenance. Ms. Ellis recalled that the tenants were supposed to have been removed. Mr. Roth stated one or two tenants had been removed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE11121644

2765 Northeast 14 Street #PH1(PHW)
FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said there had been no permit activity and he did not support an additional extension.

Edwin Stacker, attorney, stated the boatlift variance request had been denied by the Board of Adjustment and the owner had appealed that decision in December but no court decision had been rendered yet. He requested a 60-day extension.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14030974

2410 Northwest 21 Street
TUCHOW, TYLER

This case was first heard on 4/22/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported two permits were in process which would comply the front apartment violations. The owner intended to remove the electric meter from the rear apartment to comply the violation there. Inspector Oliva recommended a 28-day extension.

Tyler Tuchow, owner, agreed to the extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE11060536

920 Northwest 9 Avenue
JAGITIANI, JAY

This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the building had been in use as a church assembly without an appropriate Certificate of Occupancy (CO). He reported the owner had applied for the permit.

George Brown, pastor, stated he had a contractor and an engineer working on the violations.

Anthony Rimber with Gulf Contracting said the only item remaining was the insulation. He stated they had found a contractor to supply the proper fireproof insulation and he estimated they would sign a contract within ten days.

Inspector Oliva recommended a 28-day extension. He recommended the warehouse not be used for assembly until the CO was issued and the use was approved by the Fire Department and Electrical Department.

Motion made by Mr. Smith seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, stated the owner had submitted a master permit application and it required revisions. He recommended a 28-day extension

Alfred Green, the owner's husband, said he was working to comply and agreed to the extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13060564

1339 Northeast 14 Avenue
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said since March, two permits had passed final inspection and the carport permit application needed to be picked up for corrections.

Jonathan Sela, owner, requested 91 days to complete compliance.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 91-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE10122009

2343 Northwest 12 Court
MORTGAGE CAPITAL PARTNERS LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 6/25/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the interior demolition and window replacement permit applications had been submitted but no applications for electrical work or restoring the property after the fire damage had been submitted. He recommended a 28-day extension.

Steven Meister, manager, stated there had been an issue with the certificate of title and after taking possession there were tenants who needed to be evicted. He explained that the prior owner had entered into a "bogus" lease with some vagrants to inhabit the house for \$100 per month. The vagrants had fought them in court over the lease. Mr. Meister had finally evicted the tenants and taken possession of the property in May.

Stephen Brascalla, architect, stated he had drawn plans for the unpermitted work and they were ready to submit them. He requested eight to nine months to comply.

Inspector Oliva recommended a 28-day extension.

Motion made by Mr. Smith, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE13091496

2900 Northeast 30 Street
LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the permit application had failed plan review in April and been picked up after 35 days on June 12. There had been no recent activity and he did not recommend an extension.

Anthony Soroka, attorney, said they had submitted the permit application but it had been returned for corrections, which they were working on. They had corrected and resubmitted the re-striping plan recently. Mr. Soroka stated they were in the process of retaining a landscape contractor to create a landscape plan and requested time to have that done. Mr. Soroka explained that they had viewed the plan comments online and not physically picked them up right away.

Inspector Masula check the online system and reported the re-striping plan had not been resubmitted.

Motion made by Mr. Smith, seconded by Mr. Mohnani, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion failed 2-5 with only Mr. Smith and Mr. Mohnani voting in favor.

Case: CE13110120

1501 Northwest 3 Avenue
1501-3RD AVENUE LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 6/25/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the building was being used as a triplex in the back and a single family in the front. It was originally approved as a single family in the front, a 2-car garage addition in the rear and an in-law or family apartment on the second floor. In the rear of the property, the utility room had been converted to a kitchen and another kitchen and a bathroom had been created in the garage. The property had two electrical meters but four units: the main house; the second floor addition; the first apartment on the ground floor and the garage addition that was being used as an apartment. He recommended imposition of the fine.

Sharon Kaplan, attorney, said the owners had applied for all permits and they were responding to comments. She stated the occupants of the garage conversion unit had been evicted immediately after the February hearing. There was one other apartment unit and the single family house. She explained that per Anthony Fajardo, the Zoning Administrator, the building was initially zoned for a main house, an additional double garage and an apartment, not an in-law quarter. Ms. Kaplan said the second floor apartment was 2,000 square feet with two full bathrooms and was permitted with a full kitchen.

Inspector Oliva said the problem was with the use: it was supposed to be a single family dwelling with a guest apartment on the second floor. There had never been an apartment in the rear of the property and no additional kitchens or baths. The plans needed to go through zoning approval for the rental units, and each apartment must have its own meter. Inspector Oliva said the guest unit was to be used by guests of the owner, not as a rental.

Ms. Kaplan said the apartment in the garage had been removed. Inspector Oliva presented the CO for the property, where it was listed as a single family with a guest house. The zoning was RDS-15 in an R-2 district, meaning the building could be a duplex.

Ms. Kaplan reiterated that all permit applications to address the violations had been submitted. Inspector Oliva had the plans submitted with the permit application and presented them to the Board.

Ms. Hasan explained that simply removing the tenants did not comply the violation; the garage must be restored to its previous state which required a demolition permit and a building permit. She stated comments on the plans that had been submitted indicated that the plans were "extremely deficient" and lacked detail regarding the new bathrooms and kitchens.

Ms. Kaplan said the owner was trying to comply and requested additional time.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE10070539
637 W Evanston Cir
PETIT, DESTIN
MANCOEUR, GINA

This case was first heard on 8/27/13 to comply by 10/22/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 6/25/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said a 2005 roof permit had been allowed to expire and he had helped the owner renew it but the owner had allowed it to expire again. He recommended imposition of the fines.

Ms. Robinson acted as interpreter for Destin Petit, the owner. He said he had done the work in April but the City had not accepted his documents or the fee. Inspector Oliva described what need to be included with the permit application for the windows and the roof.

Motion made by Mr. Mohnani seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

Mr. Mohnani felt there was a language problem and Mr. Petit should be granted an extension. Chair Elfman pointed out the case had been going on for four years.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 6/25/14 and would continue to accrue until the violations were corrected. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Ms. Ellis opposed.

Case: CE10070711

2601 Southwest 13 Place
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported fence and stucco permit applications had been submitted earlier in the day. He did not recommend an extension.

Jacqueline Vega, the owner's daughter, said they had replaced a chain link fence with the wood fence because they had received a citation for the broken chain link. When her mother purchased the property in 2005 she was not aware that the overhang was not permitted or that there had been a fire and the siding had been replaced. Since the last hearing, they had cleaned up the property while saving up for the permits.

Manuel DeHuelbes Jr., the owner's son-in-law, said he had gone to the Building Department the previous day and been told that the fire violation had been closed. The inspector had explained what needed to be done to comply and Mr. DeHuelbes had submitted the application earlier in the day. He stated they were being cited for a fence erected on the property line that belonged to a neighbor.

Ms. Vega requested 91 days to work toward compliance.

Ms. Hasan said the main issue was the restoration after the fire; no permits had been pulled regarding electrical and structural work. Ms. Vega said this was her priority as well.

Motion made by Mr. Mohnani seconded by Ms. Ellis, to grant a 91-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

Case: CE13020127

111 Southwest 2 Avenue
111 PROPERTIES INC
%CARA EBERT CAMERON PA

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the permit had been resubmitted and was pending plan review. He did not support any additional extensions.

Cara Cameron, owner, said the permit had been granted and paid online the previous day.

Louise Atallah, tenant, stated the violations had been complied. Ms. Cameron said inspections were needed.

Inspector Masula said the permit had not been issued; additional reviews were required.

Ms. Hasan was concerned about safety at the property.

Motion made by Mr. Mohnani, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13120735

3732 Southwest 12 Court
ATLAND, FRANCIS

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the air conditioning permit had been issued in April but no inspections had been called. No other violations were complied. He recommended a 28-day extension.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Thilborger opposed.

Case: CE13121100

1607 Northwest 13 Court
RH INVESTMENTS PROPERTIES LLC

This case was first heard on 2/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the owner had already pulled two permits but was still working on the upgraded power supply. He recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13111632

335 Southwest 18 Avenue
JONES, RICHARD H III &
JONES, JOSEPHI

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported there had been no progress and there was a new owner since the last hearing.

Derek Scheinman, new owner, explained they had taken possession one month ago. He acknowledged the violations were accurate and requested 90 days. Inspector Oliva recommended 63 days.

Motion made by Mr. Smith, seconded by Mr. Thilborger, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13090035

1645 E Lake Drive
R LEON WHITWORTH TR
WHITWORTH, R LEON TRSTEE

This case was first heard on 1/28/14 to comply by 2/25/14. Violations and notice were as noted in the agenda. The property was complied, fines had accrued to \$405 and the City was requesting the full fine be imposed.

George Oliva, Building Inspector, reported the property was complied and recommended abatement of the fines.

Motion made by Mr. Dooley, seconded by Mr. Thilborger, to impose no fine. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Case: CE13050663

2416 Northeast 27 Terrace
KRAUSCHE, PAULO R &
KRAUSCHE, SUSAN

This case was first heard on 4/22/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the permit was ready to be issued. He recommended a 28-day extension.

Paulo Krausche, owner, agreed with the extension recommendation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14010441

1415 Northwest 19 Avenue
VERAGUAS, JEAN LUC

This case was first heard on 4/22/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, stated two permit applications had been submitted. Inspector Oliva had confirmed that the family room had been converted back. He recommended a 63-day extension.

Jean-Luc Veraguas, owner, agreed with the extension recommendation.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13082132

834 Northeast 14 Avenue
DEMARTIN, DENNIS R H/E
JOHNSTON, JOELLEN

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$640 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, confirmed the violations were complied and recommended abatement of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE12080842

2425 Northeast 26 Avenue
RUBENSTEIN, PAUL C
PAUL C RUBENSTEIN REV LIV TR

This case was first heard on 3/25/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported there had been no permit activity or variance requests and did not recommend any extension.

Paul Rubenstein, owner, requested a one-week extension to get the documentation together for the Board of Adjustment.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13120283

2110 Southwest 28 Way

IH2 PROPERTY FLORIDA LP

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, stated two permits had been issued and two permits were still needed: the pool plumbing and the wood fence. He did not recommend an extension.

Douglas Wilson, power of attorney, said the fence permit had been issued the previous week. They had also pulled plumbing and electric permits, which had been closed. He estimated the fence should be completed within three weeks. Inspector Oliva said there had never been a plumbing permit for the pool pump. He stated this was a life safety issue. Mr. Wilson said the home was vacant and he would pull the permits.

Motion made by Mr. Smith, seconded by Mr. Mohnani, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13111458

2175 Northeast 56 Street # 201

OLIVEIRA, ALEXANDRE RAMOS DE

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the shutter permit application had been submitted and recommended a 28-day extension.

Alexandre DeOliveira, owner, said he had just begun a new job and this had delayed his permit application. He requested an extension. Inspector Masula suggested a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14041558

737 Northeast 16 Avenue
737 Northeast 16TH AVENUE LLC

Service was via posting on the property on 6/17/14 and at City Hall on 6/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

LAUNDRY ROOM: ELECTRICAL WORK DONE WITHOUT THE
REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day.

Frederick Johnson, owner, said he had hired an electrician to apply for the permit.

Mr. Mohnani asked if an inspector could enter a property without the owner's permission. Ms. Hasan stated she was "not really necessarily prepared to answer that question at this time because there's no issue of lack of consent...there's no issue of forcible entry." Inspector Masula stated he believed this case was complaint driven. He explained that he did not have access to the units because the tenants were not home, but "When gates are open, if the property's accessible, if I'm there for previous code cases to verify another case where the shutters were removed and yes sir, I walk the property and find violation, they're going to be addressed."

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$150 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Case: CE13121165

1629 Northwest 7 Terrace
PALM REAL ESTATE LLC

This case was first heard on 4/22/14 to comply by 6/24/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported that FBC(2010)105.1 #1 and #4 were still in violation. He recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

At 11:00, Mr. Thilborger left the meeting.

Case: CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

Certified mail sent to the owner was accepted on 5/19/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE PROPERTY SUSTAINED MAJOR DAMAGE TO THE
STRUCTURE AND THE INTERIOR CAUSED BY A FIRE BACK
ON JULY 7, 2008.

A STOP WORK ORDER WAS ISSUED ON JULY 11, 2011 FOR
WORK IN PROGRESS. ALL THE REPAIRS WERE PERFORMED
WITHOUT OBTAINING THE REQUIRED PERMITS AND
INSPECTIONS:

1. THE ELECTRICAL SYSTEM WAS DAMAGED AND IT HAS
BEEN REPAIRED.
2. THE FAMILY ROOM CEILING RAFTERS WITH THE ROOF
DECK WERE COMPLETELY BURNED AWAY. THEY HAVE BEEN
REPLACED.
3. COMPLETE INTERIOR RESTORATION: ALL THE
ELECTRICAL AND PLUMBING FIXTURES, THE DRYWALL ON
THE CEILING AND WALLS, WITH ALL THE CABINETRY WERE
REPLACED.
4. THE AIR CONDITIONING SYSTEM HAS BEEN REPLACED
IN WHOLE OR IN PART FROM THE FIRE DAMAGE.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

Inspector Oliva said the case was opened pursuant to a call from the Fire Marshal's office regarding a fire at the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Goran Dragoslavich, owner, explained that he had hired engineers and contractors to address the violations and requested three months.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13121736

837 North Andrews Avenue
LUNDE, MATTHEW J

Certified mail sent to the owner was accepted on 5/17/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

AN ALUMINUM ROOF COVER WITH ELECTRICAL LAMPS WAS
INSTALLED BETWEEN 2010 AND 2011 WITHOUT PERMITS ON
THE SOUTHSIDE OF THE PROPERTY ALL THE WAY TO THE
SETBACK ADJACENT TO THE NEXT PROPERTY. ANOTHER WAS
INSTALLED BEHIND THE BUILDING FACING THE WEST
BETWEEN 2005 AND 2006.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was opened pursuant to an email from the Fire Marshal's office regarding two roofs that had been built without permit. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Matthew Lunde owner, agreed to comply within 63 days.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051828

4250 Galt Ocean Drive # 12U
SCHLESINGER, ALAN & EILEEN

Service was via posting on the property on 6/17/14 and at City Hall on 6/12/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE KITCHEN AND BATHROOM ARE BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO FRAMING AND DRYWALL.

FBC(2010) 105.4.4

1. THE KITCHEN HAS HAD THE PLUMBING FIXTURES REMOVED AND REPLACED.
2. THE BATHROOM HAS BEEN COMPLETELY GUTTED WITH ALL THE PLUMBING FIXTURES REMOVED. THIS WORK WAS DONE WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.5

1. THE KITCHEN HAS HAD ELECTRICAL WIRING, LIGHT FIXTURES, SWITCHES AND OUTLETS INSTALLED.
2. THE INTERIOR ELECTRICAL PANEL HAS BEEN RELOCATED.
3. THE BATHROOM IS GUTTED AND WILL NEED TO BE RE-WIRED.

THIS WORK IS BEING DONE WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint from the condominium management regarding work being done without permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$500 per day, per violation.

Alan Schlesinger, owner, described problems he had experienced with an air conditioning contractor and a subsequent mold issue and insurance claims. He had recently hired a new contractor to address the violations and reconstruct the apartment. Mr. Schlesinger requested three months.

Motion made by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/23/14 or a fine of \$500 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Ms. Hasan stated the City was concerned about life safety as the entire building was at risk because the fire separation had been removed.

Motion made by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 9/23/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$500 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with only Mr. Smith voting in favor.

Motion made by Mr. Dooley, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Ms. Hinton and Ms. Ellis opposed.

Case: CE13121054

2407 Northeast 33 Avenue
KONING, JACK & YVONNE &
KONING, MATTHEW

Certified mail sent to the owner was accepted on 5/29/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

WORK WITHOUT PERMITS:

1. FORMWORK FOR WALKWAYS AND SLAB WITH STEEL IN PLACE PENDING A CONCRETE POUR.
2. A SHED HAS BEEN INSTALLED ON THE N.W. CORNER OF THE PROPERTY WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula reported the case was begun pursuant to a complaint for work without permits. On 12/17/13, Inspector Masula had visited the property and posted a Stop Work Order. The owner had pulled a permit but it did not address the complaint 100% and required revisions. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Jack Koning, owner, said he had hired an architectural engineering service to address the drainage issue. He had also hired a plumbing contractor. Mr. Koning said the shed was very old and he intended to remove it.

Wayne Black, neighbor, said the drainage issues predated installation of the concrete. He pointed out that the Stop Work Order had been posted on the property before the concrete was actually poured.

Mr. Mohnani asked if this fell under exemptions from the Building Code. Mr. Hernandez reported this was not exempt from the Florida Building Code; it was subject to the permit review and approval process. Inspector Masula stated he was a State licensed general contractor, a State licensed Building Inspector and a certified Code Enforcement Officer.

Motion made by Mr. Ellis, seconded by Ms. Hilton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13040766

3038 North Federal Highway # F
RJD HOLDINGS LLC

Certified mail sent to the registered agent was accepted on 5/19/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A NEW BATHROOM WITH PLUMBING, ELECTRICAL AND
MECHANICAL WAS INSTALLED WITHOUT THE REQUIRED
PERMITS OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$500 per day.

Eric Hoyt, owner, stated a tenant had performed unauthorized work and he planned to comply the violations. The tenant was moving out by the end of June and Mr. Hoyt had already hired a general contractor to comply the violations. He requested more than 28 days.

Motion made by Ms. Ellis, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13020389

1533 Southwest 20 Avenue
MALEC, JOHN J

Certified mail sent to the owner was accepted on 5/16/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT A PERMIT:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. PAVERS HAVE BEEN INSTALLED IN THE FRONT YARD.
3. A WOOD STRUCTURE HAS BEEN INSTALLED IN THE REAR
OF THE PROPERTY.

FBC(2010) 105.4.18

A FENCE HAS BEEN INSTALLED ON THE PROPERTY WITHOUT
A PERMIT.

Inspector Oliva said the case was begun pursuant to a complaint from the Broward County Property Appraiser regarding work without permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

John Malec, owner, said he had paid for the window permit and removed the fence. A tenant had built the playhouse in the backyard and Mr. Malec said he needed to remove the playhouse or the tenant. He requested 90 days. Inspector Oliva said a playhouse was allowed but it could be a maximum of 100 square feet. Mr. Malec agreed the playhouse exceeded the 100 square feet.

Motion made by Mr. Smith, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14010280

1341 Northwest 3 Avenue
VILLA, ROBERT
VILLAGOMEZ, JOSE C TERRAZAS ETAL

Service was via posting on the property on 6/3/14 and at City Hall on 6/12/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AS FOLLOW:

1. UPGRADE OF THE KITCHEN AND EXISTING BATHROOM WITH NEW CABINETRY, PLUMBING AND ELECTRICAL FIXTURES.
2. A NEW BATHROOM WAS BUILT INSIDE THE MASTER BEDROOM.
3. ELECTRICAL UPGRADE OF THE MAIN FUSE PANEL TO A BREAKER PANEL.
4. CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND AN ELECTRICAL HEATER.
5. THE ENTRANCE DOOR AND WINDOWS FOR THE FLORIDA ROOM WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Gary Ansley, contractor, said he had the plans and subcontractor permit applications ready to submit.

Motion made by Mr. Smith, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion failed 2-4 with Mr. Dooley, Ms. Hinton, Ms. Ellis and Chair Elfman opposed.

Motion made by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$150 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 63 days, by 8/26/14 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14041075

2165 Northwest 19 Street

STRAIGHTLINE MASONRY INC

Certified mail sent to the owner was accepted on 5/19/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

BOTH BUILDINGS WERE ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THE MAIN BUILDING IN THE FRONT:

A. THE WINDOWS AND EXTERIOR DOORS HAS BEEN REPLACED.

B. THE FRONT PORCH ROUND METAL COLUMNS WERE REPLACED WITH 4X4 WOOD COLUMNS.

C. ON THE REAR PORCH, THE OVERHANG WAS EXTENDED 4 FEET WITHOUT HAVING ANY SUPPORTING COLUMNS.

D. THE GATE FOR THE FENCE IS BEING REPLACED AND NEW SUPPORTING COLUMNS ARE BEING ERECTED.

2. AT THE REAR AND FOR THE SECOND TIME, SEE CASE CE10050124 FROM 2010, THE BUILDING OCCUPANCY AND USE HAVE BEEN CHANGED FROM A STORAGE WAREHOUSE WITH AN OFFICE INTO A NIGHT CLUB WITH A STAGE, WHAT APPEARS TO BE A BAR AND DJ STATION WITH A WALL OF SPEAKERS AND POOL TABLES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A GROUP S-2 INTO AN ASSEMBLY GROUP A-2 AS A NIGHT CLUB, WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva said the case was begun pursuant to an email from the Fire Marshal's office regarding an illegal change of use. He submitted photos of the property and the

Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

David Timmons, the owner's uncle, said this was a small, private club, but the property had been converted back to a warehouse. He agreed to comply the violations. Inspector Oliva said he wished to see the entertainment activities end within 28 days. The window and shutter permit applications had already been submitted, but nothing had been submitted for the columns. Jimmy Baker, owner, said the columns had been replaced with the same materials as the original. Inspector Oliva stated the columns required drawings, an engineer's seal and a permit. He advised the owner to go to Broward County for the original plans.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion failed 1-5 with only Mr. Smith voting in favor.

Motion made by Mr. Mohnani, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 6-0.

Case: CE13121503

1360 Southwest 32 Street
LARA, JOSE A & MARIA T

Certified mail sent to the owner was accepted on 5/16/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE ADDITION OF AN OVERHANG ON THE SIDE OF THE
HOUSE AND A FENCE INSTALLED AROUND THE POOL
WITHOUT PERMITS.

FBC(2007) 105.4.13

A SWIMMING POOL HAS BEEN COMPLETED ON THE PROPERTY
WITHOUT A PERMIT.

Inspector Oliva said the case was begun pursuant to a complaint from the Broward County Property Appraiser. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Jesus Rodriguez, contractor, stated the architect was preparing plans for the permit application, which should be submitted in two to three days

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE09081512

1405 Northeast 1 Avenue
FEDERAL NATIONAL MORTGAGE ASSN
%NATIONSTAR MORTGAGE LLC

Certified mail sent to the owner was accepted on 5/19/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A NEW PVC FENCE WITH A GATE WAS ERECTED.
2. THE WINDOWS AND THE CENTRAL A/C WERE REPLACED.
3. THE INTERIOR WAS REMODELED IN THE KITCHEN AND
BATHROOM AREAS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13041247

124 Hendricks Isle
SIDMAN, HUE KIM

Service was via posting on the property on 5/19/14 and at City Hall on 6/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE PARKING LOT HAS BEEN ALTERED BY A SEAL COAT
AND RESTRIPE PROJECT WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Motion made by Mr. Smith, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE14011095

327 Southwest 13 Terrace
CASTILLO, MARIA

Certified mail sent to the owner was accepted on 5/16/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.11

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
REMOVAL OF A CONDENSING UNIT WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day. Inspector Masula could not confirm if the unit was occupied.

Motion made by Mr. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14011736

2307 Sea Island Drive
SANFELIPPO, MICHAEL L

Service was via posting on the property on 5/19/14 and at City Hall on 6/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF A BOATLIFT WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Motion made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Ms. Ellis opposed.

Case: CE10121827

2491 Northwest 16 Court
TAYLOR, ROSE

Certified mail sent to the owner was accepted on 5/19/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:

1. INTERIOR REMODELING WORK INSIDE THE KITCHEN
WITH AN ISSUED PERMIT THAT WAS VOIDED AFTER THE
WORK WAS COMPLETED. TODAY, IT IS WORK WITHOUT
PERMIT.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND
AN ELECTRIC HEATER.

Inspector Oliva said the case was opened pursuant to a complaint regarding work without permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14020896

515 Southwest 1 Avenue
TWIN WAREHOUSE LIMITED PARTNERSHIP

Certified mail sent to the registered agent was accepted on 5/16/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE COMMERCIAL BUILDING HAS BEEN ALTERED WITH THE
COMPLETION OF INTERIOR PARTITIONS CREATING ADDED
OFFICE SPACE WITHOUT A PERMIT.

FBC(2010) 105.4.5

ELECTRICAL WIRING AND OUTLETS HAVE BEEN INSTALLED
IN THE NEWLY ERECTED INTERIOR PARTITIONS WITHOUT A
PERMIT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Motion made by Mr. Smith, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/26/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14021933

830 E Evanston Cir
HAYNES, ANTONEEZE
HAYNES, ANDRE

Personal service was made to the tenant on 6/3/14.

Ms. Goldwire presented into evidence a letter from Steven Wells and a fax from Linda Dunn at My Plumbing Company. Mr. Wells stated he had hired the plumbing company to address the violations. There was also an affidavit from My Plumbing Company confirming they would pull permits and perform the work on the sewer service.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 112.5

THIS PROPERTY HAS BEEN CONNECTED TO THE SEWER
SYSTEM SERVING THE CITY WITHOUT OBTAINING THE
PERMITS FROM BROWARD COUNTY SEWER DEPARTMENT.

Inspector Oliva pointed out that Steven Wells was a tenant, not the owner of the property. He said the case was begun pursuant to a complaint from Broward County Sewer Department for illegal tapping of sewer lines. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day. Inspector Oliva explained that the property owner was in jail and "somebody

moved inside that property that tapped into the sewer line and everything there is illegal."

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 7/22/14 or a fine of \$150 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

At 1:00 p.m. Mr. Dooley left the dais.

Case: CE11110991

2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner was working with him and recommended a 63-day extension.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 5-0.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner was pulling the permits that day. He recommended a 28-day extension.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 28-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 5-0

At 1:03 Mr. Dooley returned to the dais.

Case: CE13101030

1329 Northwest 7 Terrace
TOTAL HOUSING INC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner was working on compliance and recommended a 63-day extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE10121519

4342 North Federal Highway
GERIG GROUP LLC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said he had informed the owner in February that the plans needed to be reproduced and submitted to the Building Department but no action had been taken. Inspector Masula did not support any more extensions.

The Board took no action.

Case: CE13091180

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said the deceased owner's grandchildren were trying to get the property in their names in order to pull permits to comply the violations. He said there had been no permit activity and he did not recommend an extension.

Ms. Ellis commented that it could take three to four months for the property to go through probate.

Motion made by Ms. Ellis, seconded by Mr. Smith, to grant a 91-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13100823

2724 Northeast 15 Street
2724 Northeast 15 LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the owner was making progress toward compliance were three active permits on the property

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 8/26/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13041345

609 Southwest 6 Avenue
KLASSEN, JAMES R & CATHERINE J

This case was first heard on 9/24/13 to comply by 11/26/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the electrical and window violations were complied but there had been no permit activity regarding the fence violations.

The Board took no action.

Case: CE11041855

1120 Northeast 16 Court
ASHWORTH, TODD

This case was first heard on 9/24/13 to comply by 10/22/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$620 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, said the master permit had failed plan review and notification had been sent on 3/6/14. There had been no activity since then.

Ms. Hasan was concerned about life safety issues on the property and requested the fine be increased to \$250 per day.

Mr. Guiffreda explained that the fine could not be increased without providing notice of that request to the owner. Increasing the fine required a new hearing.

Ms. Hasan requested the Board impose the existing fine and that the case be set for another hearing to increase the fine.

Motion made by Ms. Ellis, seconded by Mr. Dooley to find that the violations were not complied by the Order date, and to impose the \$620 fine, which would continue to accrue until the property complied. In a voice vote, motion passed 6-0.

Case: CE13020852

2223 Northwest 9 Court
DALLAND PROPERTIES L P

This case was first heard on 1/28/14 to comply by 3/25/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had taken care of the roof, but there had been no permit activity regarding the illegal addition and the bathroom. There was also a tenant living in the property with the unpermitted electrical work. He recommended imposition of the fines.

Motion made by Ms. Ellis, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the property complied. In a voice vote, motion passed 6-0.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Ms. Hinton, to approve the minutes of the Board's April meeting. In a voice vote, motion passed 6-0.

Communication to the City Commission

None.

For the Good of the City

No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE11031789	CE13020902	CE14010595
CE13101825	CE13121648	CE11072308
CE14011589		

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
CE13100166

There being no further business to come before the Board, the meeting adjourned at 1:23 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.